



Watton

Neighbourhood Plan

2021-2036

Your chance to shape our future

Local Green Space Assessment

October 2022

Watton Town Council

Prepared for Watton Town Council by



Watton has several 'green spaces' that play a significant role in defining the character of the village and places for meeting and/or recreation. Paragraphs 100 and 101 of the National Planning Policy Framework (NPPF 2021) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces". The paragraphs state:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.
102. The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.

This report provides an assessment of the green spaces in the parish against the criteria in paragraph 102 in order to support the designation of local green spaces in the emerging Watton Neighbourhood Plan.

The Identified Green Spaces

A list of the green spaces is detailed below. Some of the spaces are grouped together.

- | | |
|---|--|
| 1. George Trollope Road | 18. Whitebeam Crescent |
| 2. South of South Road | 19. Dye Road |
| 3. Merton Road crescent | 20. Lovell Gardens Play Area |
| 4. Memorial Green, Memorial Way | 21. Lovell Gardens Open Space |
| 5. Open space at Ventura House | 22. Lovell Gardens Amenity Spaces |
| 6. Langmere Road | 23. Akrotiri Square Amenity Space |
| 7. Stokes Avenue | 24. Shire Horse Way / Horse Shoe Close
Amenity Spaces |
| 8. Bridle Road | 25. Harvest Road / Blenheim Way Open
Space |
| 9. Heron Way | 26. Badger Drive Open Space |
| 10. Youth and Community Centre | 27. Wheatcroft Drive Open Space |
| 11. Between Queensway and Edinburgh Close | 28. Cemetery |
| 12. Jubilee Road | 29. Allotments |
| 13. Allotment Gardens off Thetford Road | 30. Loch Neaton |
| 14. Play area, Bowes Close | 31. Field Maple Road |
| 15. Open Spaces, Bowes Close/Byfords Way | 32. Church Walk |
| 16. Balancing pond, Byfords Way | |
| 17. Vicarage Walk / Chestnut Road | |

Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

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1. George Trollope Road



Site Details	
Description and purpose	Amenity open space.
Checklist	
Statutory designations	Local Plan designates it as Open Space
Site allocations	None
Planning permissions	No outstanding planning consent
Area	Totalling 0.23 Ha.
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Withing residential area
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	No records of significance
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity open space for residents
Local in character and is not an extensive tract of land.	Small but distinct area of local importance.
Conclusion	Qualifies for Local Green Space designation

2. South of South Road



Site Details	
Description and purpose	Amenity open space.
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	No outstanding planning consent
Area	Total 0.06 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	No records of significance
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity open space for residents
Local in character and is not an extensive tract of land	Small but distinct area of local importance.
Conclusion	Qualifies for Local Green Space designation

3. Merton Road crescent



Site Details	
Description and purpose	Amenity open space.
Checklist	
Statutory designations	Local Plan designates it as Open Space
Site allocations	None
Planning permissions	No outstanding planning consent
Area	Total 0.1 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	No records of significance
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity open space for residents
Local in character and is not an extensive tract of land	Small but distinct area of local importance.
Conclusion	Qualifies for Local Green Space designation

4. Memorial Green, Memorial Way



Site Details	
Description and purpose	Open space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding planning consent
Area	0.16 Ha
Ownership	Private ownership
NPPF Criteria Assessment	
Close to the community it services	Surrounded by residential development
Public access	Publicly accessible at all times
Ecologically significant	No records of significance
Historically significant	No historical significance.
Demonstrably special to a local community and holds a particular local significance	Provides a green lung at entrance to Watton
Local in character and is not an extensive tract of land	Self-contained area
Conclusion	Qualifies for Local Green Space designation

5. Open space at Ventura House



Site Details	
Description and purpose	Open Space in front of former RAF building
Checklist	
Statutory designations	None
Site allocations	Local Plan Policy EC03 – General Employment Area
Planning permissions	No outstanding planning consent
Area	0.28 Ha
Ownership	Private ownership
NPPF Criteria Assessment	
Close to the community it services	Within designated General Employment Area and at entrance to Watton
Public access	No public access
Ecologically significant	None known.
Historically significant	Originally part of the RAF station and airmen's quarters.
Demonstrably special to a local community and holds a particular local significance	Provides important open area in the context of the former RAF station.
Local in character and is not an extensive tract of land	A self-contained area
Conclusion	Qualifies for Local Green Space designation

6. Langmere Road



Site Details	
Description and purpose	Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding planning consent
Area	0.09 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within existing residential area
Public access	Access from Ringmere Road and Langmere Road
Ecologically significant	None known
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Informal open space for play
Local in character and is not an extensive tract of land	A self-contained area enclosed by existing dwellings
Conclusion	Qualifies for Local Green Space designation

7. Stokes Avenue



Site Details	
Description and purpose	Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding Planning permissions
Area	0.09 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins residential properties in Stokes Avenue
Public access	Publicly accessible at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	An important amenity open space for adjoining residents
Local in character and is not an extensive tract of land	Sel-contained
Conclusion	Qualifies for Local Green Space designation.

8. Bridle Road



Site Details	
Description and purpose	Amenity open space and equipped play area
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding planning permissions
Area	1.5 Ha
Ownership	Watton Town Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins residential development
Public access	Publicly accessible at all times
Ecologically significant	None known
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	A popular recreation destination for residents seeking formal and informal play
Local in character and is not an extensive tract of land	Self-contained area and not an extensive tract.
Conclusion	Qualifies for Local Green Space designation

9. Heron Way



Site Details	
Description and purpose	Amenity open space with footpath to adjoining primary school
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding planning permissions
Area	1.13 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins residential development
Public access	Publicly accessible at all times
Ecologically significant	None known but has area of trees that provides habitat
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	A popular recreation destination for residents seeking informal play
Local in character and is not an extensive tract of land	Self-contained area and not an extensive tract.
Conclusion	Qualifies for Local Green Space designation

10. Youth and Community Centre, Harvey Street



Site Details	
Description and purpose	Open Space associated with Youth Club
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding Planning permissions
Area	0.59 Ha
Ownership	Watton Town Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins youth facility in Town Centre
Public access	Only when used as part of youth facility
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	An important green space for youth activities
Local in character and is not an extensive tract of land	Self-contained area and not an extensive tract.
Conclusion	Qualifies for Local Green Space designation

11. Between Queensway and Edinburgh Close



Site Details	
Description and purpose	Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding Planning permissions
Area	0.25 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Amenity open space within residential area
Public access	Publicly accessible at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	An important green space for adjoining residents
Local in character and is not an extensive tract of land	Self- contained area
Conclusion	Qualifies for Local Green Space designation

12. Jubilee Road



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding Planning permissions
Area	0.09 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area and surrounded by housing
Public access	Publicly accessible at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity residents in its vicinity
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

13. Allotment Gardens off Thetford Road



Site Details	
Description and purpose	Allotments
Checklist	
Statutory designations	Statutory allotments
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding Planning permissions
Area	0.60 Ha
Ownership	Watton Town Council
NPPF Criteria Assessment	
Close to the community it services	Easily accessible to community given its central location
Public access	Accessible to allotment holders
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for residents of Watton
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

14. Play area, Bowes Close



Site Details	
Description and purpose	Equipped play area and adjoining amenity open space
Checklist	
Statutory designations	None
Site allocations	Local Plan identifies the space within a site with Planning Permission for Housing (now complete)
Planning permissions	No outstanding Planning permissions
Area	0.20 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the new housing development
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

15. Open Spaces, Bowes Close/Byfords Way



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	Local Plan identifies the space within a site with Planning Permission for Housing (now complete)
Planning permissions	No outstanding Planning permissions
Area	0.17 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the new housing development
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

16. Balancing pond, Byfords Way



Site Details	
Description and purpose	Balancing pond (sustainable drainage system) for adjoining development
Checklist	
Statutory designations	None
Site allocations	Local Plan identifies the space within a site with Planning Permission for Housing (now complete)
Planning permissions	No outstanding Planning permissions
Area	0.18 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times and generally dry except at times of heavy rainfall
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the new housing development
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

17. Vicarage Walk / Chestnut Road



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	No outstanding Planning permissions
Area	0.23 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times
Ecologically significant	None but area does contain a number of trees
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the new housing development
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

18. Whitebeam Crescent



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space and within a site with Planning Permission for Housing (now complete)
Planning permissions	No outstanding Planning permissions
Area	0.09 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Publicly accessible at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the new housing development
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

19. Dye Road



Site Details	
Description and purpose	Amenity open space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan identifies it being located within a site with Planning Permission for Housing (now complete)
Planning permissions	None
Area	0.09 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

20. Lovell Gardens Play Area



Site Details	
Description and purpose	Equipped play area
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	None
Area	0.26 Ha
Ownership	Watton Town Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

21. Lovell Gardens Open Space



Site Details	
Description and purpose	Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates it as Open Space
Planning permissions	None
Area	0.24 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None but mature trees form western boundary
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

22. Lovell Gardens Amenity Spaces



Site Details	
Description and purpose	Amenity Open Spaces
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan designates them as Open Space
Planning permissions	None
Area	0.07 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

23. Akrotiri Square Amenity Space



Site Details	
Description and purpose	Amenity Open Spaces
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.04 Ha
Ownership	Breckland District Council
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

24. Shire Horse Way / Horse Shoe Close Amenity Spaces



Site Details	
Description and purpose	Amenity Open Spaces and Sustainable Drainage
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan identifies the site as being within a Saved Residential Allocation and a Site with Planning Permission for Housing (now complete)
Planning permissions	None
Area	0.59 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

25. Harvest Road / Blenheim Way Open Space



Site Details	
Description and purpose	Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.06 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

26. Badger Drive Open Space



Site Details	
Description and purpose	Equipped Play Area and Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.15 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

27. Wheatcroft Drive Open Space



Site Details	
Description and purpose	Amenity Open Space
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.05 Ha
Ownership	Breckland District Council / developer
NPPF Criteria Assessment	
Close to the community it services	Within residential area
Public access	Public access at all times
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for adjoining residents
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

28. Cemetery, Church Road



Site Details	
Description and purpose	Town Cemetery
Checklist	
Statutory designations	Church is Grade II*
Site allocations	Adopted Local Plan allocates it as Open Space
Planning permissions	None
Area	1.50 Ha
Ownership	Watton Town Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins main built-up area of town
Public access	Public access at all times
Ecologically significant	None
Historically significant	The cemetery and church have significant historical significance to the town
Demonstrably special to a local community and holds a particular local significance	Has significant meaning to families of Watton and the history of the town in general
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

29. Allotments, Church Road



Site Details	
Description and purpose	Allotments
Checklist	
Statutory designations	Statutory allotments
Site allocations	Adopted Local Plan allocates it as Open Space
Planning permissions	None
Area	0.24 Ha
Ownership	Watton Town Council
NPPF Criteria Assessment	
Close to the community it services	Adjoins main built-up area of town
Public access	Access at all times to allotment holders
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important recreational amenity for residents of Watton
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

30. Loch Neaton, Dereham Road



Site Details	
Description and purpose	Fishing lake and grassed picnic areas
Checklist	
Statutory designations	None
Site allocations	Adopted Local Plan allocates it as Open Space
Planning permissions	None
Area	1.51 Ha
Ownership	Loch Neaton Recreation Ground Trust
NPPF Criteria Assessment	
Close to the community it services	Adjoins Watton Leisure Centre on northern edge of town
Public access	Public access at all times
Ecologically significant	Records not available but the large body of water and surrounding trees provide a significant habitat in this area if the town
Historically significant	Originally excavated to provide earth to create an embankment for the Watton to Swaffham railway line in the late 19 th century. Subsequently, local businessmen saw the possibility of turning the area into a leisure park for the town by creating the lake and other sporting facilities.
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the town
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

31. Field Maple Road



Site Details	
Description and purpose	Amenity open space required as part of development of Field Maple Road development
Checklist	
Statutory designations	None
Site allocations	Local Plan identifies the space within a site with Planning Permission for Housing (now complete)
Planning permissions	No outstanding Planning permissions but current application for 4 dwellings on part of site (3PL/2022/0296/F) not determined (at November 2022) following a refusal of a similar proposal in 2021 (3PL/2021/1245/F).
Area	0.28 Ha
Ownership	Lexander Property Ltd
NPPF Criteria Assessment	
Close to the community it services	Adjoins residential area
Public access	Area fenced off and no access
Ecologically significant	None
Historically significant	None
Demonstrably special to a local community and holds a particular local significance	Provides an important amenity for the new housing development
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation

32. Church Walk



Site Details	
Description and purpose	Wide grass verges on historic route from town to church
Checklist	
Statutory designations	Western end within conservation area
Site allocations	None
Planning permissions	None
Area	0.28 Ha
Ownership	Norfolk County Council / Watton Town Council?
NPPF Criteria Assessment	
Close to the community it services	Within central part of town
Public access	Open access at all times
Ecologically significant	None
Historically significant	The Church Walk was given to the town, and the avenue of trees donated, to commemorate the Coronation of Edward VII in 1902. The wide, straight avenue provided a short cut from the north side of the town to the Church
Demonstrably special to a local community and holds a particular local significance	Provides an important historical space
Local in character and is not an extensive tract of land	Distinct and contained area
Conclusion	Qualifies for Local Green Space designation